003.0	0002	0024.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,058,900	/	1,058,900
USE VALUE:	1,058,900	/	1,058,900
ASSESSED:	1,058,900	/	1,058,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATHANASIADIS PAVLOS L
Owner 2:	ATHANASIADIS DANIELLE
Owner 3:	
Street 1:	20 SANDERSON ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	ATHANASIADIS PAVLOS L -
Owner 2:	ATHANASIADIS TATIANA L -
Street 1:	26 EGERTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2862 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4500.000	612,600	2,300	444,000	1,058,900
Total Card	0.103	612,600	2,300	444,000	1,058,900
Total Parcel	0.103	612,600	2,300	444,000	1,058,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.99 | /Parcel: 369.99

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 2614

GIS Ref

GIS Ref

Insp Date 09/01/17

!260!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	612,600	2300	4,500.	444,000	1,058,900		Year end	12/23/2021
2021	105	FV	586,600	2300	4,500.	444,000	1,032,900		Year End Roll	12/10/2020
2020	105	FV	586,900	2300	4,500.	444,000	1,033,200	1,033,200	Year End Roll	12/18/2019
2019	105	FV	437,500	2300	4,500.	471,800	911,600	911,600	Year End Roll	1/3/2019
2018	105	FV	437,500	2300	4,500.	344,100	783,900	783,900	Year End Roll	12/20/2017
2017	105	FV	412,500	2500	4,500.	299,700	714,700	714,700	Year End Roll	1/3/2017
2016	105	FV	412,500	2500	4,500.	255,300	670,300	670,300	Year End	1/4/2016
2015	105	FV	371,300	2500	4,500.	249,800	623,600	623,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:15:38

LAST REV

Date	Time
09/14/17	11:09:41
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATHANASIADIS PA	1261-25		11/15/2002	Family		No	No		
BANK BOSTON	1202-9		3/12/1999		364,900	No	No		N

USER DEFINED

Prior Id # 1:	2614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
6/13/2000	MLS		
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
8/26/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01687622
Const Adj.:	0.98000199
Adj $ / SQ:	179.377
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752561
Depreciation:	139976
Depreciated Total:	612585

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

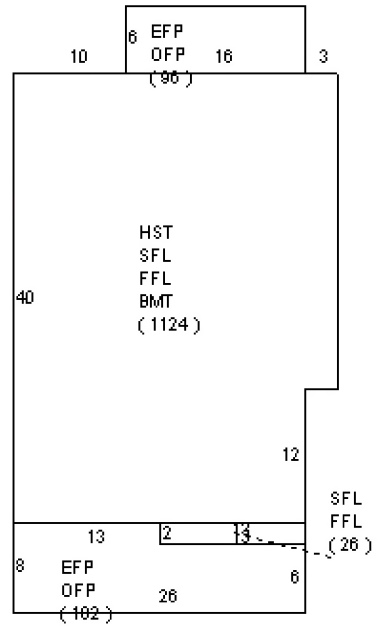
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.38
Special Features:	0	Val/Su Net:	134.87
Final Total:	612600	Val/Su SzAd	214.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,150	179.380	206,284
SFL	Second Floor	1,150	179.380	206,284
BMT	Basement	1,124	53.810	60,486
HST	Half Story	562	179.380	100,810
EFP	Enclos Porch	278	36.280	10,085
OFP	Open Porch	278	21.990	6,112

Net Sketched Area:	4,542			Total:	590,061
Size Ad	2862	Gross Area	5104	FinArea	2862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	FR	1920	26.00	T	50	105			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300